

WHAT ARE THE QUALIFICATIONS TO JOIN AN AGRICULTURAL DISTRICT?

To join an existing district, qualifying farmland must be:

1. Located in an unincorporated area of Henderson County or in the Town of Mills River
2. Managed, if highly erodible land exists on the farm, in accordance with the Natural Resources Conservation Service defined erosion-control practices
3. Be participating in or qualify for the present-use value taxation program

OR

be engaged in “agriculture” as defined by NC General Statute 106-581.1 and qualify as a “bona fide farm” under NC General Statute 160D-903(a).

Landowners who join a Voluntary Agricultural District participate in promoting the agricultural heritage of Henderson County.

WHO ARE THE MEMBERS OF THE AGRICULTURAL ADVISORY BOARD?

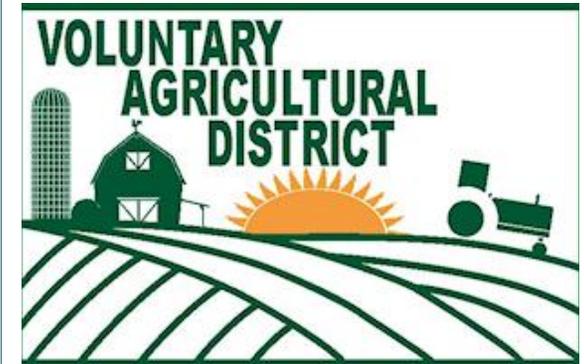
The Board consists of five county residents, three of whom are required to be actively engaged in farming. Members are selected from a list of names submitted to the Henderson County Commissioners. Assistance is provided by the Henderson County Soil and Water Conservation District.

Agricultural Advisory Board Members:

Kenny Barnwell, Chairman
Fred Pittillo, Vice-Chairman
Kenn Allison
Rick Jordan
Stacy Fields

For More Information Please Contact:

Henderson County
Soil & Water Conservation District
61 Triple Springs Road
Hendersonville, NC 28792
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Henderson County Voluntary Agricultural Districts



WHAT ARE VOLUNTARY AGRICULTURAL DISTRICTS?

Voluntary Agricultural Districts are areas of Henderson County set aside by landowners for agricultural use only. These landowners recognize the importance of agriculture to the economic and cultural life of Henderson County and desire to preserve and protect their land from non-farm development.



The Henderson County Board of Commissioners adopted the Voluntary Farmland Preservation Program Ordinance on December 18, 1991. The ordinance provided for the creation of an Agricultural Advisory Board. The Board is responsible for establishing voluntary agricultural districts and for reviewing and approving applications for membership.

WHY SHOULD I JOIN AN AGRICULTURAL DISTRICT?

- Chiefly, membership helps maintain the rural part of our heritage and a high quality of life for future generations.
- The likelihood of legal disputes, such as nuisance actions, is decreased as the public is made aware that those within a half mile of an Agricultural District have the potential to experience noise, odor, dust, or slow moving farm vehicles associated with farming.
- Landowners have a right to a public hearing before any state or local public agency or governmental unit may initiate any condemnation proceedings.
- Voluntary agricultural districts are marked on official maps at the Henderson County Soil and Water Conservation District office, other county offices, and on the Henderson County Geographic Information System.

“The purpose of voluntary agricultural districts shall be to encourage the economic and financial well-being of farming areas, decrease the likelihood of legal disputes, such as nuisance actions between farm owners and their neighbors, undesirable nonfarm development and other negative impacts on participating farms and to increase the identity and pride in the agricultural community and its way of life.”

-Henderson County Code, Chapter 45,
Farmland Preservation



WHAT RESTRICTIONS WILL BE PLACED ON MY LAND?

The applicant signs an agreement that the land will not be converted to non-farm or development use for a period of at least 10 years, except for the creation of not more than three lots on a parcel.

CAN I GET OUT OF A VOLUNTARY AGRICULTURAL DISTRICT?

Participation is strictly voluntary. By providing written notice to the Agricultural Advisory Board, a landowner of qualifying farmland may revoke the agricultural districting agreement at any time.